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Project 415 – 22

**Supporting Statements
(Planning Statement)**

For

1no. dwelling to be demolished and construction of 1no. chalet dwelling in replacement

At

THE CABIN (SITE)

WINDSOR ROAD, BOWERS GIFFORD, ESSEX, SS13 2LH

REV.-.01 – PLANNING STATEMENT – 23.01.06

REV.A.01 – PLANNING STATEMENT – 23.09.12

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1.0 INTRODUCTION

OVERVIEW OF STATEMENT

- 1.1 This planning statement has been prepared by Refine and Resolve Architects Ltd on behalf of Mr C Morris to be read in relation to the proposal for a replacement dwelling at the site known as; The Cabin, Windsor Road, Bowers Gifford, Essex, SS13 2LH
- 1.2 The site falls within the administrative boundaries of Basildon District Council
- 1.3 The application proposes a small development which seeks to merely replace the existing dwelling with a high quality sustainable family home of a similar design to the current extant approval ref: 23/00279/FULL.
- 1.4 **This proposal will be seek to propose a replacement dwelling within the residential curtilage and part on garden land associated with existing dwelling; The Cabin, with the Framework stating; *that residential garden land outside of a built-up area is previously developed land.***
- 1.5 The statement has been prepared in accordance with the requirements of the *Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.*
- 1.6 The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

PROJECT BRIEF

- 1.7 The brief for this application is:
- 1.8 *“We hope to create a well resolved, complimentary and sustainable dwelling that is aware of its context and that will set a subtle but clear site precedent. The final scheme must deliver a pleasant and improved environment for residential living as well as providing appealing built form within the semi-rural area. Clear, simple and enhanced landscaping is key within the design of the site as this will act as a link to the countryside beyond”.*
- 1.9 The applicant’s goal is to deliver a high quality sustainable replacement dwelling that sits comfortably within its setting whilst improving the quality of the housing stock within an area covered by Basildon District Council.
- 1.10 The design of the proposed development has been influenced by the conditions and features of the site as well as responding to the styles and design vernacular of the area.

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- 1.11 The proposal seeks to expand on the extant approval for; a two bedroom bungalow by proposing a 3 bedroom chalet in a similar design and ground floor layout to the current granted application.

APPLICATION AIM

- 1.12 The purpose of this planning statement and the accompanying supporting design documents is to introduce the applicant's early intentions and considerations as well as demonstrating that the proposed scheme is appropriate for this area and to also provide supporting information to show how the design phase from a conceptual scheme through to a developed design could respond to its setting and environment.
- 1.13 The aim of this submission is to introduce the Local Authority to the application proposal which outlines a strategy for a replacement dwelling on part a residential site (PDL site) to create a proposal which responds to the setting and wider context.

APPLICANT STATEMENT

- 1.14 Not required

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2.0 SITE AND SURROUNDINGS

SITE LOCATION

2.1 See supporting documentation



2.2 Site location plan outlined in Purple

2.3 The application site lies to the west of Windsor Road adjacent to residential dwellings to the north, south and east.

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- 2.4 The site is located within the residential curtilage associated with The Cabin with the Framework stating; *that residential garden land outside of a built-up area is previously developed land.*
- 2.5 The site benefits from a built up frontage and is laid out in a plot width and depth that is similar in size to the neighbouring plots.
- 2.6 There are facilities and services within close proximity to the site which means that this site would not be isolated. With a greater proportion of support infrastructure a short drive from the site or accessed via the bus service.

DESCRIPTION OF THE EXISTING SITE

- 2.7 The site is approximately 575sqm in size and 21m at its widest and 30m at its deepest.
- 2.8 The current main access to the site is via Windsor Road.
- 2.9 There a good level of greenspace achievable within the site which will help soften the built form whilst also offering some level of protection to the neighbouring properties from the activities on site.

SURROUNDING AREA

- 2.10 The proposed site is surrounded by a varied context with main residential use on three of the four site borders.
- 2.11 All the neighbouring properties are a mix of 1 and 1.5 storey dwellings with a varied design typology.
- 2.12 Whilst the materials used are traditional, there is a not a totally unified palette across any of the built areas. There is a wide variety of brick types, render colours, weatherboarding and roof tile colours.
- 2.13 Most properties are partially screened from the road by established hedge rows as well as being set back to minimise their road side impact.

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3.0 PROPOSALS

- 3.1 Accompanying this planning statement is a design and access statement. This will provide more detailed information regarding the site, the context and the proposal. It will explain the rationale behind the design proposal that is being proposed and will provide additional detail and explanation.

USE

- 3.2 The application seeks to bring improvements to the site and proposes a replacement dwelling that will deliver 1no. high quality sustainable family home with associated parking, landscaping, bicycle storage, waste storage and amenity.
- 3.3 The proposal aims to make best use of this previously developed site and follow on from the similar extant approval ref: 23/00279/FULL and continue the trend for improved housing stock in the immediate and wider area.
- 3.4 The dwelling proposal consists of 1no. 3 bedroom 1.5 storey dwelling (rooms in the roof) presented under a strong pitched roof form.

LAYOUT

- 3.5 As with the current extant approval, the proposed dwelling is set slightly further forward in line with policy and organised to more closely follow the existing pattern within the built up frontage.
- 3.6 The proposal will also seek to retain, enhance and strengthen the boundary planting to improve security, biodiversity and ecology.
- 3.7 Vehicle access is achieved by replicating the established access from Windsor Road that enters from the northern boundary of the site.
- 3.8 The dwelling will be sized and organised to meet the national space standards and are to be compliant with Part M4(2) of the Building Regulations.
- 3.9 Similar to the extant approval, the positioning of the proposed dwelling and its layout prevents any issues of overlooking or loss of privacy to neighbouring areas and sites.

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- 3.10 The dwelling addresses the new access driveways with consideration applied to all visible elevations.
- 3.11 The dwelling is continues to be orientated to allow for a good level of outlook, with the main living space organised and designed to have good aspects.

FORM

- 3.12 The proposed dwelling is based on a traditional form to create a 'country' appearance and is a 1.5 storey dwelling with room inside the pitched roof systems and decorative detailing and a large rear gable to articulate the south facing elevation. (Note no dormers are proposed to project beyond the roof line with all natural light coming via windows in the gable walls and rooflights).
- 3.13 The roof forms have a strong pitch with gables to the rear elevation to provide interest and to break the form and visual mass.
- 3.14 The existing levels on the site are relatively flat with the proposal seeking to drop the ground level slightly so that the new dwelling will sit comfortably within the street scene and the ridge line will be below that outline in the saved policy BAS GB3.

ENVELOPE

- 3.15 The building envelope has been designed to respond to the existing context surrounding the application site. It has picked up and reflected the traditional material palette with the use of brick and weatherboarding as well as introducing decorative detailing to reference the setting within the rural area.
- 3.16 High performance glazing has been introduced to punctuate the elevation and to provide a good level of thermal performance whilst maximising the use of natural daylighting in the dwelling. The glazing also helps to provide greater visual connection to the surrounding amenity spaces as well as addressing the access road.
- 3.17 The detailing and composition have been designed to create an easily recognisable sense of quality and to create order to each elevation. The envelope design has further contributed to reducing the visual mass of the proposal.

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LANDSCAPE

- 3.18 The landscape design is an integral part of the application and as such focus has been made on improving the soft areas of landscaping on site.
- 3.19 The parking areas are to be block paved and edging to be introduced to create a clear contrast between the hard and soft edges.
- 3.20 Extensive planting is proposed to the road side and all boundaries to provide gains in both ecology and biodiversity.

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4.0 PLANNING HISTORY

4.1 All previous formal applications relating to this property which are listed on the LPA's website are shown below.

4.2 The status of all applications are shown adjacent to the relevant reference number.

Replacement 2 bedroomed bungalow and detached double garage

Ref. No: 01/00542/FULL

Status: Refused

Single storey front and rear extensions, together with hipped roof over existing building and extensions

Ref. No: 04/00121/FULL

Status: Granted

Replace existing residential caravan and outbuildings with a detached two bedroom bungalow with detached garage

Ref. No: 91/01408/FULL

Status: Refused

Demolition of existing dwelling and erection of replacement dwelling

Ref. No: 23/00279/FULL

Status: Granted

REPLACE EXISTING RESIDENTIAL CARAVAN AND OUTBUILDINGS WITH A DETACHED TWO BEDROOM BUNGALOW WITH DETACHED GARAGE

Ref. No: BAS/1408/91

Status: Refused

Continued Occupation Of Site As A Dwelling

Ref. No: 00/00700/LDCBAS

Status: Granted

Replacement Bungalow And Removal Of Outbuildings

Ref. No: 00/00480/BAS

Status: Refused

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PLANNING PROCESS AND CONSULTATION PHASE

5.0 PRE APPLICATION CONSULTATION

- 5.1 A pre-application process was completed with David Gill prior to the extant approval ref: 23/00279/FULL, however no pre-application process has been undertaken following the extant approval.
- 5.2 Initial consultations with the owners, agents and persons of interest have continued, following the recent approval, as part of the strategic definition and preparation of brief that underpins the approach to the planning process.
- 5.3 Further discussions and financial viability has been reviewed, as well as the needs of the applicant to help inform the brief and the deliverables of the proposal.
- 5.4 Due to the minor scale of the development and its location, a community wide consultation process was not considered to be required. Therefore there is no consultation statement to support this application.

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6.0 PLANNING POLICY

NATIONAL POLICY

6.0 The Government introduced the National Planning Policy Framework (NPPF) in March 2012 which was revised in July 2018, February 2019, July 2021 and recently in September 2023. The framework purpose is to aid the building of a strong competitive economy. The NPPF states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”

6.1 Throughout the NPPF runs a ‘golden thread’ through both plan-making and decision-taking that sets out a presumption in favour of development that is considered sustainable and that any proposal that accord with this should be approved without delay. The NPPF is structured into key policies that seek to achieve sustainable development which is assessed against the economic, environmental and social roles as set out by the government.

ACHIEVING SUSTAINABLE DEVELOPMENT

6.2 The goal of achieving sustainable development has three objectives: economic, social and environmental.

6.3 *“economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”*

6.4 The proposal meets the economic objective in the following ways:

- It will provide investment and jobs through the construction process.
- Generating revenue for the Local Authority in both council tax bands and local contributions.
- Wider benefits to the local economy by allowing future residents or visitors to support the village, local towns and the areas businesses and services.
- Allow for a greater number of people to live, work and visit with good access to the surrounding areas.

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6.5 *“social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”*

6.6 The proposal meets the social objective in the following ways:

- It will provide a contribution, albeit small, of the right type of property where they are needed
- Creating a scheme that is safe and secure
- Provides buildings and spaces that are accessible and designed to provide high quality living environments
- Support and enhance the green environment with good levels of amenity
- Makes use of a site that is in an appealing location and that is in close proximity to provide easy access to health, social and cultural facilities

6.7 *“environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*

6.8 The proposal meets the environmental objective in the following ways:

- It will make efficient use of a well-positioned previously developed site.
- The construction process will make use of materials with as a low an environmental impact as is possible
- Materials and Contractors will be sourced locally to minimise travel distances
- Off-site construction processes will be used to minimise waste
- Good levels of energy efficiency products will be used.
- Renewable energy sources will be introduced to the development
- Green edges will be introduced to the site and will be enhanced to provide habitats for local wildlife and to boost the biodiversity of the area.
- The building fabric will be clad in locally sourced timber and green wall systems whilst the roof will be a combination of wild flowers and sedum.

6.9 The proposal represents a sustainable development to support the broadening of the local economy and deliver a development to support the commercial enterprise which widens choices in a pleasant and safe environment.

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- 6.10 In regards to the residential option, key to the new National Policy is the supply of good and high quality housing stock and residential units to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment.
- 6.11 In line with the National Framework the proposals offer an opportunity to build high quality well designed building that seeks to improve and enhance the character, local context and community of the area. The proposal at The Cabin, Windsor Road, seeks to expand on the recently extant approval and is a sustainable development through its optimisation of a site and when assessed against its economic, social and environmental properties.

DELIVERING A SUFFICIENT SUPPLY OF HOMES

- 6.12 *(Paragraph 59) "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 6.13 Nationally there is an acute housing shortage. The housing and homeless charity, Shelter, calculated between 2004 and 2012 there was a cumulative shortfall of approximately 1.5m homes in England. In addition, there is also an estimated need of 250,000 additional homes required per year. Unless this is resolved, there is a potential harm both socially and economically which would be seen as a national crisis. The redevelopment of this part of Windsor Road, will provide an improvement to the housing stock to assist Basildon District 5-year housing supply and the 6-10 year supply targeted by the Local Authority.
- 6.14 **Basildon Borough Council cannot currently demonstrate a 5YHS and a presumption in favour of sustainable development applies.**
- 6.15 *(Paragraph 68) "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly."*
- 6.16 The scale and location of the proposal will create an efficient scheme which is contextually appropriate with the replacement dwelling being delivered promptly to help meet the immediate demand.

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- 6.17 The proposal will create an additional variety of available accommodation providing housing for, families and those looking live in a more rural setting in an area that has a high demand but limited supply for this type of housing.
- 6.18 The proposed development is well located and appropriate in scale with dwellings within the local vicinity. It links in well with the both the immediate area and Basildon as a whole and responds to the local character and context.
- 6.19 It is suggested that the proposal satisfies this policy.

MAKING EFFECTIVE USE OF LAND

- 6.20 *(Paragraph 119) "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*
- 6.21 The site makes best use of a PDL site in order to deliver a small improvement to efficient use of land, appearance and delivery of improved housing stock. Ecology and biodiversity benefits have also been included to improve the environment as well as the health and wellbeing of the occupiers.
- 6.22 *(Paragraph 120) "Planning policies and decisions should:..... d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively."*
- 6.23 The site is not currently being maximised in what is an appealing location with close links to local towns and villages. The proposal would seek to maximise the land use to meet the identified needs for housing.
- 6.24 *(Paragraph 124) "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability;"*
- 6.25 The proposal will expand the range of housing types that are available in the area. This will offer more dwelling choices to enable multiple members of the community to take advantage of the location and area.

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- 6.26 *(Paragraph 124) “..... c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;”*
- 6.27 The proposal makes good use of the existing infrastructure that is in place in that area. It is well located to take advantage of the connected location and to make best use of the transport network. There is also a good level of services surrounding the area so the new occupants would be able to support the area in this regard.
- 6.28 *(Paragraph 124) “..... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;”*
- 6.29 A key feature of the proposal is to improve the current landscape buffer and provide planting that will soften the site from the road and create a green character to the area. The proposal will regenerate this site and offer wider benefits to neighbours.
- 6.30 *(Paragraph 124) “.....e) the importance of securing well-designed, attractive and healthy places”*
- 6.31 The application proposes a new sustainable dwelling that is generously sized and well designed. There is good sized amenity spaces and the proposal is organised to create defensible spaces and a secure environment.
- 6.32 It is suggested that the proposal satisfies this policy.

PROPOSALS AFFECTING THE GREEN BELT

- 6.33 *(Paragraph 149) A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*
- a) buildings for agriculture and forestry;*
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

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d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal satisfies the exceptions g as the site is previously developed land by virtue of its current use as a dwelling and as garden land serving the dwelling.

The applicant is aware of the five purposes of the Green Belt detailed within paragraph 138 of the National Planning Policy Framework being; a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. **Note this site albeit within the Green Belt, does not serve the five purposes of the Green Belt and also built form already exists and is part of the area context and the defining characteristics of the site.**

The proposal will offer a range of site opportunities (Improved housing stock, a well-designed sustainable building, reinforced structural planting and Biodiversity and Ecology gains)

Notably, the current application will have limited spatial or visual change from that of the extant approval with the use still being residential so there is not considered to be any significant negative impact on the Green Belt over that which has been approved.

It is suggested that the proposal satisfies this policy.

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LOCAL POLICY

- 6.34 Basildon Borough Council's general Green Belt policy was not saved by the Secretary of State in his review of local plan policies in 2007.
- 6.35 **At a meeting held on Thursday 3 March 2022, Basildon Borough Council resolved to withdraw the Basildon Borough Local Plan from examination, as such, the council is in the process of preparing a programme of work to prepare a new Local Plan for the Borough.**
- 6.36 **This will be reported to the next available Strategic Planning and Infrastructure (SPI) Committee, to be held after the local elections in the summer. This report will feed into the development of a new Local Development Scheme for adoption by the Council shortly after being approved by SPI.**
- 6.37 **With reference to the above, Basildon Borough Council do not currently have an up-to-date Local Plan and further, presently, the Council do not have a plan progressing to examination.**
- 6.38 *Saved Basildon Local Plan Policy BAS BE12 (Development Control) further states that: Planning permission for new residential development will be refused if it causes material harm in any of the following ways:-*
- i. Harm to the character of the surrounding area, including the street scene;*
 - ii. Overlooking;*
 - iii. Noise or disturbance to the occupants of neighbouring dwellings;*
 - iv. Overshadowing or over-dominance; and*
 - v. Traffic danger or congestion.*
- 6.39 It has been acknowledged by the applicant and the LPA that the proposal can find support for the principle of the development from the NPPF within paragraph 149 g relating to the partial or complete redevelopment of previously developed land.
- 6.40 Due to its design, referencing the context against which the proposed application would be seen as part of the street scene, the proposal demonstrates good separation and an awareness of its orientation and reflects the residential context within which it is located. It is felt that the proposal would not adversely harm the character of the surrounding area, including the street scene. In addition, the replacement dwelling would be of a similar scale to other dwellings within the immediate area and would not cause overlooking, overshadowing or over-dominance, or a greater level of noise or disturbance to the occupants of neighbouring dwellings.

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6.41 Therefore the proposal satisfies policy BAS BE12.

POLICY BAS GB3 – REPLACEMENT DWELLINGS IN THE GREEN BELT

6.42 Dwellings will be allowed to enlarge on replacement to 90 square metres or a maximum of 35 square metres over and above the floor area of the original dwelling (or the area as at 1 July 1948), whichever is the greater.

Dwellings which have already been extended, by virtue of planning permission granted by the General Permitted Development Order (permitted development), by the Secretary of State or by the Local Planning Authority, may be replaced by a dwelling of the same size.

The appropriateness of any proposal for a replacement dwelling will also be assessed in terms of its scale, form, design, height and materials, nearby buildings and the character of the area.

All replacement dwellings will be subject to the following criteria:-

- i. in the Plotland areas replacement of dwellings by bungalows, subject to a maximum height of 5.5 metres, or chalets, subject to a maximum height of 7.5 metres;
- ii. new dwellings should be located centrally within the plot and between 6 metres and 10 metres from the highway boundary;
- iii. no part of the dwelling, including attached or detached garages and out buildings, should be less than 2.5 metres from any boundary;
- iv. detached garages should be set back in the plot to minimise massing on the frontage and to avoid the creation of an urban form of development;
- v. relevant permitted development rights, as set out in schedule two of the general permitted development order 1995 may be removed by condition on the planning permission, where it is considered that implementation of these permitted development rights could cause material harm to the green belt.
- vi. all dimensions are taken to include external walls, except for accommodation in the roof where internal dimensions will be used;
- vii. attached garages, conservatories, porches and living accommodation in the roof will be included in the calculation of existing and proposed floorspace; and
- viii. the criteria set out in policies BAS GB5 and BAS BE12.

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Enlargement of a dwelling on replacement under this policy is a once and for all increase in floor area. Successive replacements will not attract successive enlargements.

Living accommodation in the roofspace is defined as rooms which have been purposely converted to and are used as living accommodation, have access by stairs and have, or are capable of having, approval under the Building Regulations.

- 6.43 The above points have been considered within the design approach and a proposal has been formed incorporating the key points.
- 6.44 Therefore the proposal satisfies policy BAS GB3.

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7.0 MATERIAL CONSIDERATIONS

7.1 It is important that the decision makers assess the application against the relevant material considerations which include;

- National Planning Policy
- Local Planning Policy
- **Improved** Design, appearance and materials
- **Improved** Landscaping
- **Improved** housing stock
- **Improved** site delivery
- **Improved** Layout and Density
- Parking Layouts
- Visibility and Highway safety
- Noise
- No Overlooking and loss of privacy
- No Loss of light and over shadowing
- Good access for disabled persons

7.2 It is felt that the application has consider these points and proposed a design that has appropriately responded to each. The proposal has been progressed to create a sustainable development that maximises a previously developed site whilst referencing and limiting the impact on the surrounding area.

7.3 It is important that the decision makers assess local planning history as material considerations during the applicant process as well.

7.4 Also reference should be made to Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development.

7.5 This proposal will make effective use of this previously developed site in a manner that will help meet national and local needs.

7.6 For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

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- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.7 For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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8.0 CONCLUSION

- 8.0 Throughout this Planning statement and all documents and drawings relating to this application we believe that we have identified our case and highlighted how the proposal could have a positive effect on the site and the surrounding area. We feel that through this proposal we will be providing a high standard of Architecture and conscientious adaptation to the site.
- 8.1 The proposals acknowledge that the principal policy concern cannot be mitigated by the design or layout alone but seek to agree compliance with the relevant policies as well as offering material considerations in line with national policy. We have been mindful with the mass of the development to minimise the built form so as to provide a scheme that is coherent, flexible and most importantly a viable development.
- 8.2 The LPA currently do not have an up to date Local Plan and therefore the position in relation to this application should be to approval. – **Material weight in favour.**
- 8.3 The LPA have previously advised that they are unable to demonstrate a 5YHS – **Material weight in favour.**
- 8.4 The proposed development would not be inappropriate development as it satisfies the exemption 149 g) as the site is currently in residential use and as established previously developed land. – **Material weight in favour.**
- 8.5 Residential use would be in keeping with the area and its context, it would maximise deliverable opportunities in a good location and would help to deliver a much improved dwelling in a semi-rural and Green Belt location, therefore the proposal would contribute to the housing supply for the Borough and respond to this need. – **Material weight in favour.**
- 8.6 A large number of hedgerows and trees are being proposed within the proposal and the development seeks to provide biodiversity and ecology gains would within the fabric of the dwelling as well as introducing green corridors to support future nesting and foraging – **Material weight in favour.**
- 8.7 The NPPF in paragraph 170/171 seeks to protect the most valued countryside from development which this site is not due to the site demonstrating development on all

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- boundaries and therefore having a low value in relation to openness. – **Material weight in favour.**
- 8.8 The applicant is aware of the five purposes of the Green Belt detailed within paragraph 138 of the National Planning Policy Framework being; a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. **Note this site albeit within the Green Belt, does not serve the five purposes of the Green Belt and also built form already exists and is part of the area context and the defining characteristics of the site.** – **Material weight in favour.**
- 8.9 The proposed development represents sustainable development that accords with development plan policies and the NPPF and it should be approved in accordance with the NPPF's presumption in favour of sustainable development. In addition, because it does not conflict with policies of the development plan Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the granting of planning permission.. – **Material weight in favour.**
- 8.10 It has been demonstrated how the proposal adheres to the principles advocated with in the NPPF, mainly sustainability, thus this proposal does not contradict relevant policies on national level as outlined in this planning statement. – **Material weight in favour.**
- 8.11 The proposal will not have a detrimental impact on the adjacent properties or the local area. – **Material weight in favour.**
- 8.12 In terms of planning merits, it is our view that this statement and accompanying packages demonstrates that the proposal is acceptable in light of the relevant development plan policies and other material considerations. Therefore it is on this basis that this application has been submitted to the LPA for determination.
- 8.13 In light of the above, it is our view that the local area can support the proposal through the facilities highlighted within the design, access and planning statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.